

DERBY DEVELOPMENT LAND

FOR SALE NW/c Rock Rd. & 63rd St. South (Patriot) | Derby, KS



LOT SIZE

LOT 5, BLOCK A: 66,488 SF± **PENDING**

LOT 9, BLOCK A: 61,872 SF±

ZONING

B-3, GENERAL BUSINESS

UTILITIES

ALL UTILITIES ARE AVAILABLE TO SITE

2023 TAXES

LOT 5, BLOCK A: GENERALS \$13.63 SPECIALS \$1,347.53 **PENDING**

LOT 9, BLOCK A: GENERALS \$12.77 SPECIALS TBD

PROPERTY HIGHLIGHTS

- Located in a quickly developing retail area in Derby, Kansas, less than ten minutes south of Wichita (population 389,938).
- Directly across the street from Derby North Middle School (USD 260), with an enrollment of approximately 820 students.
- Newer developments include the 30 bed Rock Regional Hospital and Field Station Dinosaur Park.
- Progressive community that is pursuing a position of self-supporting businesses, including restaurants, entertainment, lodging, and medical services.

Lot 9 - \$14.00/SF



Offered by: **Grant Tidemann, SIOR**

316-292-3908 | tidemann@weigand.com

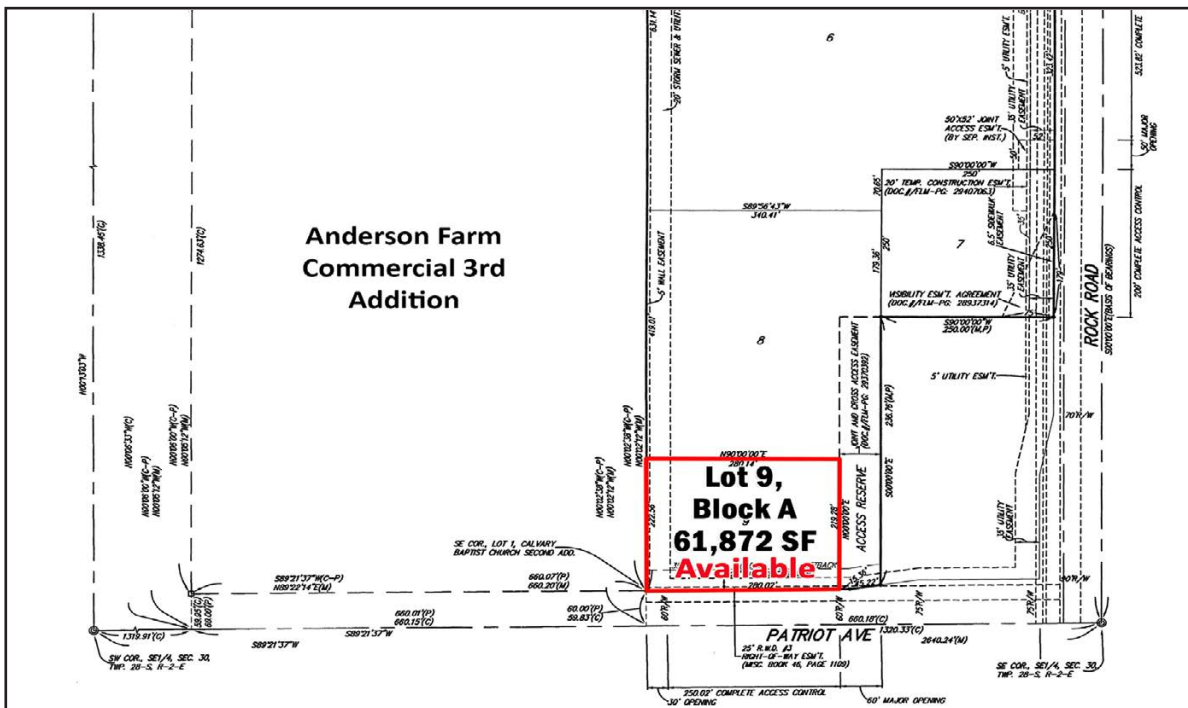
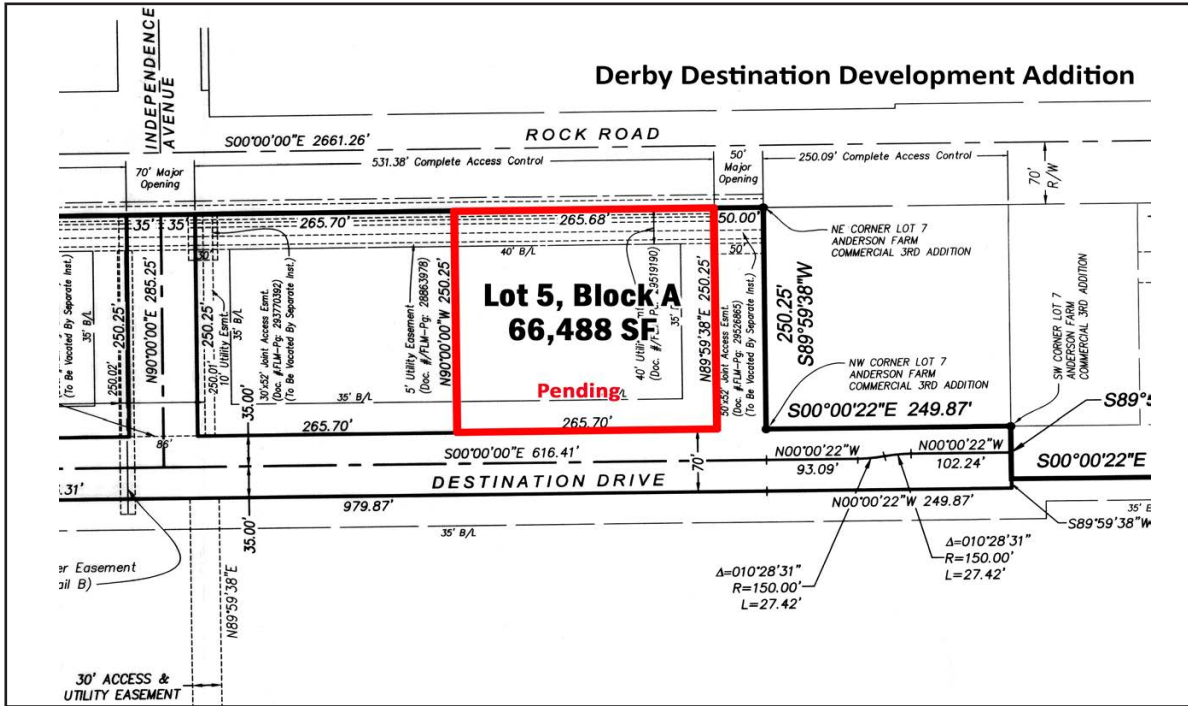
Mark Schroeder

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PLATS



All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Agent hereby notifies prospective buyer/lessee that (a) Agent will be acting as a designated agent of seller/lessor with the duty to represent seller/lessor's interest; and (b) Information given to Agent will be disclosed to seller/lessor.



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LOCATION MAP



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